

FOR LEASE



THE BEACON

2605 & 2405 South 1st Street | Redmond, Oregon 97756



Highlights

- Three Suites for lease between 2,406 to 4,688 +/- RSF
- Three-Phase Electrical Service
- New Construction
- Est. CAMs \$0.30/SF/Mo.
- Fully Sprinkled
- 14-foot roll-up doors
- 6-inch Poured Slab
- Signage to each Suite

For Lease:

Suites A1, A7

Lease Rate: \$1.20/SF/Mo. NNN

Suite A2

(SDC credits for Indoor Athletic Use)

Lease Rate: \$1.50/SF/Mo. NNN

Food Cart Pad W/ Utilities

\$1,000 MONTHLY BASE RENT

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With You Every Square Foot of the Way.

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DISCLAIMER: This information is from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Fratzke Commercial Real Estate. All measurements are approximate.

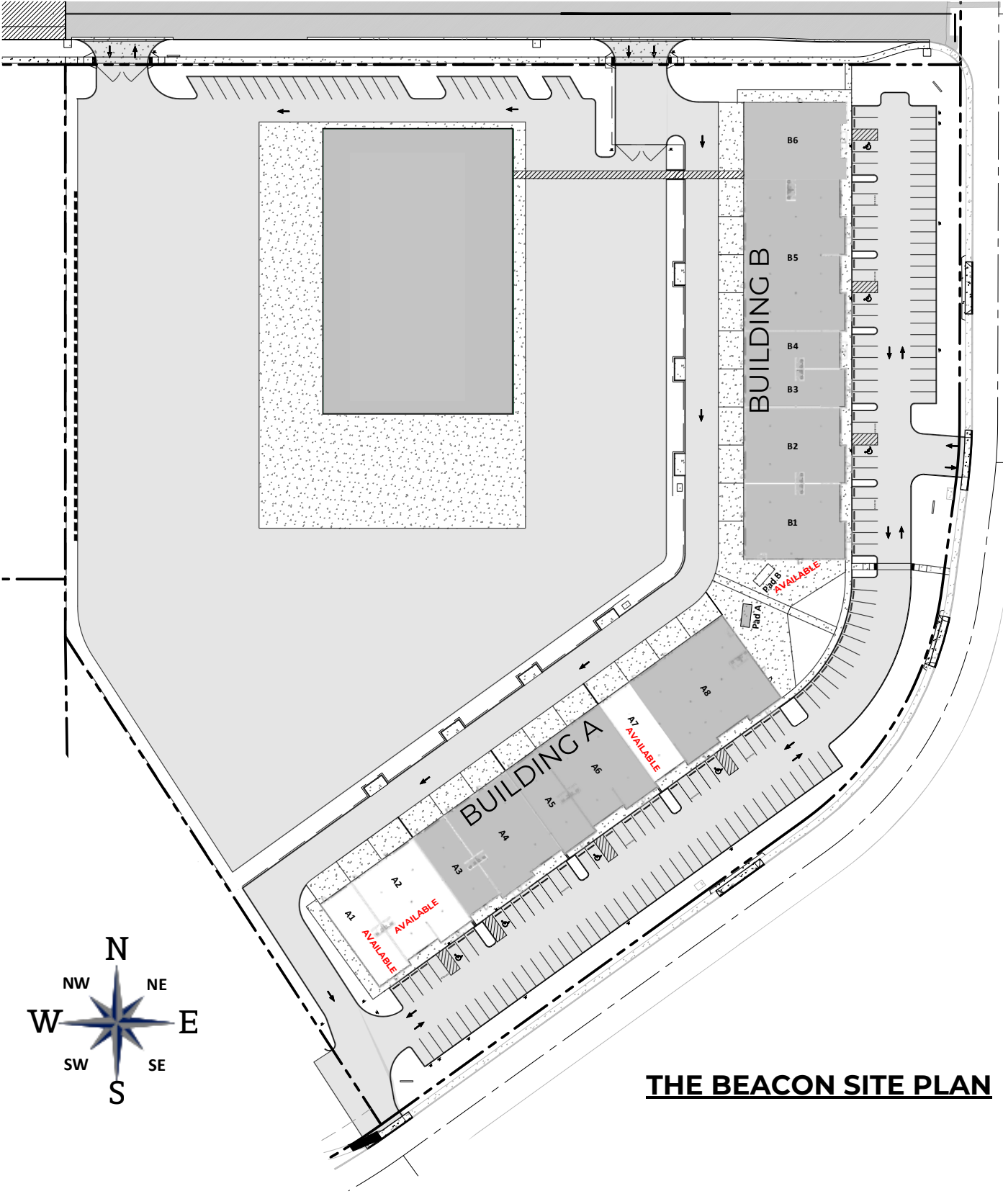


PROPERTY OVERVIEW:

Beacon Industrial Campus is situated in Redmond's Airport Business Center (ABC), providing strong regional connectivity via Highway 97 and surrounding transportation corridors serving Central Oregon. The campus supports a broad mix of commercial, industrial, and service-oriented users, including light industrial, contractor and trade businesses, manufacturing support, warehouse and distribution, showroom, and flex office-industrial operations.

Designed to accommodate a range of users, including light industrial, biotech/pharma, warehouse distribution with office, flex space for design and manufacturing companies, contractor service, and commercial operations. Ample on-site parking and is located five (5) blocks from the Redmond Municipal Airport (RDM). Excellent access to Highway 97 north and southbound as well as Highway 126. Some suites in grayshell condition ready for buildout. Suite A2 available with 60-day notice to existing tenant.

- On-site food carts
- Three-phase electrical service
- Metal roofing
- Functional clear heights between 14 feet to 21 feet
- 72-inch concrete stem wall
- 14-foot roll-up door
- Reverse gooseneck lighting for individual tenant signage
- Flexible layouts suitable for a variety of commercial and industrial uses
- Ample on-site parking
- Efficient site circulation

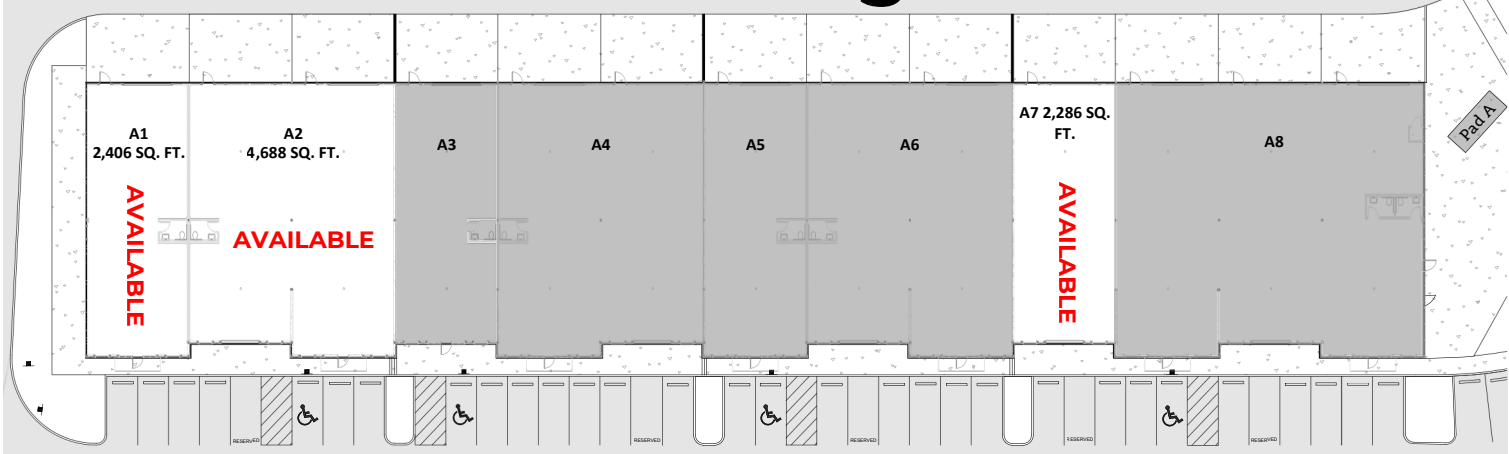


THE BEACON SITE PLAN

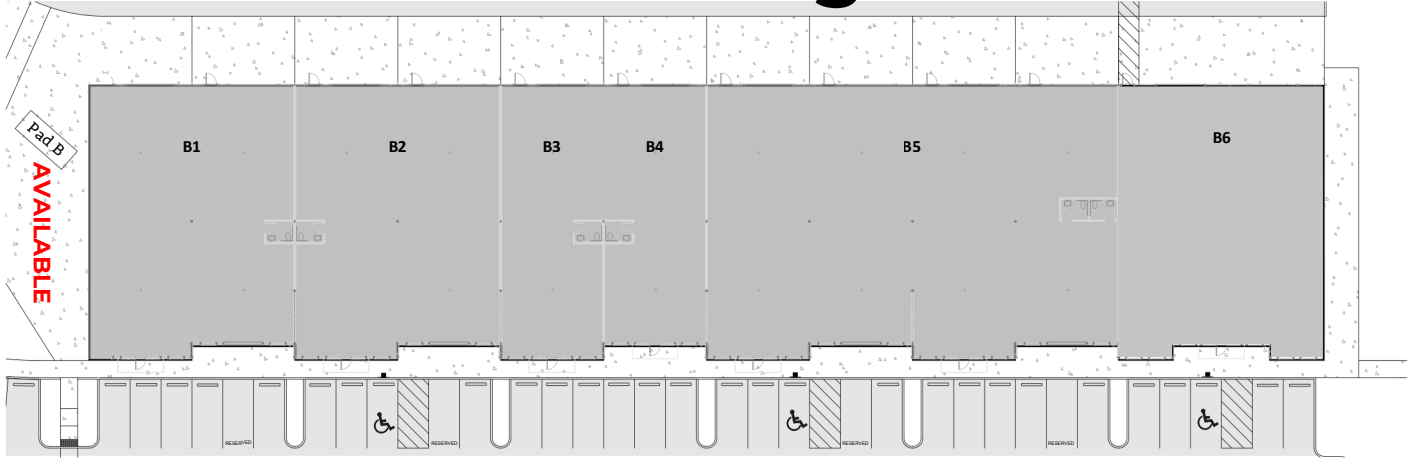
Unit A1:	2,406+/- RSF	NNN: \$1.20/RSF/Mo	\$0.30/RSF/Mo
Unit A2:	4,688+/- RSF	NNN: \$1.50/RSF/Mo	\$0.30/RSF/Mo
Unit A7:	2,286+/- RSF	NNN: \$1.20/RSF/Mo	\$0.30/RSF/Mo

Food Cart Pad: \$1,000 Monthly Base Rent

Building A



Building B



SUITE A7 PHOTOS



SUITE A2 PHOTOS



SUITE A1 PHOTOS





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